

## **BMOI Meeting Minutes**

Thursday April 17, 7pm

Dave Peterson's house

Present: Phoebe Smedley, Amy Gavin, Kellie Prall, Dan Adams, Dave Peterson, Douglas Carlson, Kit Preo, Sally Williams, Alma Bergman, Jack and Oonagh Ross, Bryan Sperry

### **COMMUNITY INPUT**

Letter Received: The board received a letter of concern from several community members bringing up a series of issues concerning the marina. The letter set forth a series of concerns, including 1.) the board's authority to make decisions on behalf of the community, 2.) lack of transparency by the board, 3.) lack of transparency in board decision making, 4.) the integrity of the pontoon waiting list, 5.) the lifetime allocation of pontoon slips, 6.) the destruction of marina facilities, 7.) the construction of marina improvements without a community vote, 8.) impact on sailing and other lake activities, 9.) potential time share options for boats. Because the board received this letter via email at the start of the meeting, we were unable to discuss further, but will prepare a response to the community. As always, members are encouraged to attend the May meeting if you have any concerns or issues.

Lake and Marina Concerns: A community member voiced her opinion over several items related to lake management, pontoon and general concerns: 1.) that the marina survey was skewed towards driving certain outcomes. 2.) that the ecological, lake health, visual concerns were not addressed. 3.) our lake is a sailing lake and there is a historical reason for the 5 pontoon slots. 4.) the plan to add more pontoon boats to the lake is a mistake. 5.) the history of the Town isn't known or being considered by the Board. 6.) membership should be polled as decisions are made.

Another member shared some history regarding the lake and expressed concern that the new motor boats will potentially affect water quality. She requested rules for pontoons and watercraft regarding who can drive and maximum capacity. Additionally, she expressed concern over risk of lawsuits by allowing non-members to use our lake, tennis, hockey, etc, and the fact that our water rights could be at risk given this is the BMOI largest asset. In general, BMOI should tighten up our rules and regulations.

Jack Ross, water rights attorney, shared that we have a legal agreement regarding the criteria for the water. He recommended that issues as significant as this be worked out by the Community, not just by the Board. Recommendation was made to consider meeting with Jack to learn more about the water rights.

### **TREASURER'S REPORT - Kellie Prall**

Most membership dues have been paid and we are on track with the membership budget. .

Donations: Thank you to all the members who included a donation in their annual dues. We are discussing different ideas for how to use the funds to add amenities to the beach.

### **NEW BUSINESS**

Marston Reservoir: Historically, water has never been taken this low. Meeting is scheduled this week with the Patrick Bowles water board to discuss Marston project. Neighbors have shared concerns about the dust and the fact that the reservoir will be empty for 2 years.

Lake Update: Bryan Sperry joined us to share the update for the Lake. Bryan has been involved for past 20 years with lake stocking and managing it solely for past 7 years. Bowles Lake provides outstanding fishing, 2013 was a great summer. There are a number of different fish species in our lake; it is one of the best fishing lakes in Colorado. The lake is a careful balance of keeping the food fish vs. the game fish.

Species:

- Food source for game fish: Black Croppie, Pumpkinseed, Blue Gill, Yellow Perch
- Game fish: Northern Pike, Large Mouth Bass, Wipers, Walleye
  - People are catching Walleye, easy fish to catch in open water; per our fishing regulations you can keep 1 Walleye per day
  - Large Mouth Bass are also doing very well
  - Wipers (striped bass) are no longer stocked; very hard to catch and they eat too much. We have replaced Wipers with Walleye over the past few years of stocking
- Channel catfish, 2 types of Carp (Grass carp, Common carp (Common carp are the fish the kids catch on carp day))
  - Grass carp help to control milfoil; 6,000 grass carp were put into the lake to control our milfoil, which was growing out of control one summer. By midsummer we do not see the milfoil because the fish get most hungry when the water is warm. The carp is controlling our milfoil; proving to be a very effective program.

This past winter 23 structures were added to the lake. These lake structures create “homes” for the small fish so the fish can reproduce. The structures are permanent yet moveable and safe for our lake, boating and people. Walking around the lake you cannot see these structures, folks fishing will likely see these but this is improving the fishing and will pay large dividends in the future. Goal would be to put in another set of structures in another year or two.

Beach Cleanup: Clean up will be May 3<sup>rd</sup>, with rain date of May 10<sup>th</sup>. Beach opens May 16<sup>th</sup>. Watch your mailbox for team assignments!

ACC: Board voted to welcome Brian Jumps and Heather Rasmussen to the ACC. Both Brian and Heather will begin serving on this committee in May at the next ACC meeting. In addition, Angie Graham was also voted to join the ACC after she and her family moves into the neighborhood this summer. Steve Kurtz resignation is effective in May. Thank you Steve for your expertise! Your service went well beyond the 5 year ACC commitment.

#### COMMITTEE REPORTS

Beach (Preo): Kit discussed his concern around keeping the beach open through Labor Day. He will not have any guards after the holiday weekend to help pull everything in to close the beach area and the swimming area. We have asked Kit to provide a list of what has to be done to close the beach so we can best determine a plan.

Beach Operations: New lifeguard boat is in the water.

Social: Three parties with over 20 guests were approved by the board. We are working on a plan for Labor Day weekend to add some festivities to the holiday weekend down at the beach, more to come over the next couple of months. We are also working on the plans for the Newcomer Dinner and look forward to welcoming new families to Bow Mar and BMOI on June 11th. Invitations will go out to new families in May.

Landscape and Beautification: We have selected Total Lawn Care for this year for the BMOI property mowing. Mowing will be beginning in late April.

Beach Security: Beach security provided by the Columbine Police begins May 10<sup>th</sup>.

#### CLUB REPORTS

Swimming: Swimming registration online went well. Bow Mar has 26 families with 52 kids participating this year. Practice kicks off May 19<sup>th</sup>.

*Please check the [bowmar.gov](http://bowmar.gov) calendar and BMOI web pages for important dates and reference materials.*

**2014 Board Meeting Schedule:** May 15 – Ramsden, June 19 –Gunning , July 17 –Gavin , August 21 -Prall, September 18 –Peterson, October 16 - Smedley